

222 Auburn Meadows Manor SE  
Calgary, Alberta

MLS # A2205403

\$514,900

Division:	Auburn Bay		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,224 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 313
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Quartz Counters		

Inclusions: N/A

IMMACULATE END-UNIT TOWNHOME IN AUBURN BAY! Welcome to this stunning end-unit townhome in the sought-after, four-season lake community of Auburn Bay! Built by the highly regarded Brookfield Residential, this home features the award-winning 'Carmine' floor plan, offering thoughtful design, premium finishes, and a spacious patio—perfect for enjoying warm summer days. Step inside and be impressed by the meticulous attention to detail. Luxury vinyl plank flooring, custom drapes, and additional end-unit windows fill the space with natural light. The beautifully designed kitchen boasts extended soft-close cabinetry, stainless steel appliances, quartz countertops, and an oversized island with seating for four. The open-concept dining and living area provides the perfect space for entertaining. Upstairs, you'll find three bedrooms, including a spacious master suite that easily fits a king-size bed. The master also features a walk-in closet and a beautifully appointed ensuite with a walk-in shower and quartz countertops. The additional two bedrooms are generously sized and share a stylish main bathroom. The lower level offers flexibility for a home gym, media room, or extra storage and leads to the double-attached garage, keeping your vehicles warm in the winter. Outside, enjoy a south-facing, fenced front yard that opens onto a community green space. Living in Auburn Bay means access to the lake, beaches, playgrounds, sports courts, skating rinks, and year-round activities. With schools, shopping on 130th, South Health Campus, and easy access to Stoney and Deerfoot Trail—plus the future Green Line—this home is in a prime location. Move-in ready and full of exceptional value—book your showing today!